

Comprehensive Plan Steering Committee Notes
10/17/2006

Steering Committee Members Present: Joe Plankis, Jack Bonham, Jim Kent, Bob Smith, Gloria Del Greco, John Boyer, Larry Snapp, Bob Horkay, Jen Smith

Steering Committee Members Absent: Jim Carey, Karen Newberry

Others Present: Greg Dale, Terree Bergman, Ann Cavaluzzi, Tom Higgins, Jennifer Miller, Jerry Rosenberger, Carrie Cason, Melody Sweat, Dale McAnloy, Steve Reitmeyer, Beau Wilfong, Steve Hoover, Mic Mead, Greg Thomas, Kevin Todd, Carolyn Stevenson, Brian Morales, Cindy Spoljaric, Bryan Stumpf, Dave Mueller, John Dipple, and Andy Cook

Joe Plankis: Schedule as follows:

- **October 30th 2006 – Public input meeting at Town hall, 7pm**
- Greg and Terree will make corrections to the document and have it back to us by Monday, October 23, 2006. This corrected copy will be used for the public input meeting
- **November 14th Steering Committee meeting** – make final changes to document
- **November 27th – Plan Commission hearing**

Greg Dale:

- Five chapters - intro, demographics, land use, downtown, and implementation
- Focus on substantive policy issues
- Typos, grammar, spelling etc. will be given to Ann to forward to the consultants

Introduction Section:

Joe Plankis:

- In overall themes, fiscal analysis bullet should be first
- Most important

Terree Bergman:

- No order of importance of bullets

Demographics Section:

Joe Plankis:

- Asked Ann to see if fiscal projections match the actual given to us

Downtown section:

Greg Dale:

- Suggestions from Dave Mueller and Melody Sweat via email
- Can reconcile these suggestions with the draft

Joe Plankis:

- Intersection of Monon and Midland Trails in downtown has not been determined at this date.

Greg Dale:

- This chapter states that downtown is important to the town
- Emphasizes need for an additional downtown master plan
- Chapter serves as a framework for that plan
- This is not the end of the process for downtown

Melody Sweat:

- When does the downtown master plan get addressed?
- Bob Rebling from INDOT is speaking at 7pm, Thursday, October 19th

Terree Bergman:

- After this plan
- Another consultant will be hired to construct that plan.

Tom Higgins:

- The downtown signs went up today

Joe Plankis:

- Add ideas about being pedestrian friendly and including wayfinding signage

John Boyer:

- I like Melody's vision statement better

Terree Bergman:

- I took the downtown vision statement right out of the downtown subcommittee report

Bob Horkay:

- How do we do this?
- Why is this important?
- Need a blurb to set better direction

Terree Bergman:

- downtown plan is a future document, not in this plan

Tom Higgins:

- Are you looking for more policies?

Bob Horkay:

- I am looking for a more definitive statement

Greg Dale:

- Need a statement of intent? Goals?

Joe Plankis:

- This chapter contains the information that will be given to the future consultant writing the downtown plan.
- Can't define better because we are not sure what it will look like

Terree Bergman:

- More information about future downtown plan
- Different kind of chapter from the land use section
- This chapter is setting the stage for another plan

Bob Horkay:

- Maybe less information is better

The steering committee will give Ann their further ideas about the downtown so she can distribute them to the other steering committee members and the consultants.

Joe Plankis:

- With the inclusion of Melody and Dave's suggestions, it may sound better

Gloria Del Greco:

- SR 32 is not as big a deal as stated in here, example is Noblesville

Greg Dale:

- The plan recognizes SR 32 as an issue
- Want softer language?

Gloria Del Greco:

- It keeps jumping out at me

John Boyer:

- SR 32 is an issue
- Potential for widening in downtown

Greg Dale:

- Add a statement saying communities can successfully balance issues about SR 32

Steering committee will get Greg the info from Bob Rebling

Joe Plankis:

- Define what you mean by conversions – residences to businesses?
- Stormwater retention means a pond? Yes
- Break out by topic

Land Use Section:

Greg Dale:

- Ackerson farms and Eagle Station have approved commercial uses on SR 32
- Are regional commercial uses appropriate?
- Change map to reflect a regional commercial node on SR 32 east of Eagletown

Bob Smith:

- Maple Knoll has commercial uses as well

Jack Bonham:

- Change map to reflect what is there

Tom Higgins:

- We are not changing the map for other specific projects

Bob Smith:

- SR 32 and Towne Road as local commercial node

Gloria Del Greco

- That node would be very close to village of Eagletown, don't need it

Joe Plankis:

- This will probably be a 5 year plan
- Can change later

Gloria Del Greco:

- The bridge is there
- Commercial uses will increase traffic

Greg Dale:

- Local commercial uses are allowed in the employment corridor

Terree Bergman:

- Local commercial uses are allowed in the employment corridor recommendations

Greg Dale:

- We will change the map to reflect the regional commercial area

Larry Snapp:

- The colors for regional commercial and rural are very similar
- Change one of the colors so they don't blend together

Gloria Del Greco:

- In the artisan farms definition, add cows and pigs or an etc.

Greg Dale:

- These terms and definitions will be put in a glossary in an appendix

Bob Horkay:

- We have a bullet with no text – fix

Joe Plankis:

- Add a description of a fiscal plan template

Terre Bergman:

- It will be in the ordinance
- The ordinance would describe what materials developers would need to submit for a fiscal impact statement

Jen Smith:

- I just want consistent fiscal plans across all developments
- First bullet under SW rural development policies should say maintain existing density
- Separate bullets for SF- detached houses and rural and conservation subdivisions in the appropriate land use section

Terree Bergman:

- I will add the subsections to the header

Jen Smith:

- Bike and pedestrian section – I used more words

Bob Horkay:

- I have information on shopping center sizes

Greg Dale:

- Do you want us to add this information to the plan?

Terree Bergman:

- It will hope with consistency

Greg Dale:

- We can use the terms but not the level of detail

Gloria Del Greco:

- Change bullet 7 under employment corridor development policies – take out should

Jim Kent:

- I think that “should” should stay in bullet 7

Greg Dale:

- How about we say metal buildings will be enhanced with other building materials?

Gloria Del Greco:

- The development policy applying to limiting road cuts in Jolietville applies to Eagletown as well
- Add a policy to the general village development policies to preserve cemeteries

Implementation Section:

Joe Plankis:

- Who follows through on utility plans?

Tom Higgins:

- Public works
- The technical advisory meeting covers that
- Addresses capacity issues

Joe Plankis:

- Any changes to the utility policies would be by ordinance? Yes

Jack Bonham:

- What is an Access Management Plan?

Greg Dale:

- Roads that have good access management helps to increase road capacity

Terree Bergman:

- An Access Management Plan is a document stating policies and standards about driveway cuts, frontage roads etc.

Joe Plankis:

- Make an economic development plan a short term priority
- Help to reduce tax rates
- Start in 1-2 years

Teree Bergman:

- The chart lists completion times, not start times

Jack Bonham:

- Rename it improvement schedule

Tom Higgins:

- Commercial development review regulations separate than subdivision control ordinance?

Terre Bergman:

- Subdivision control ordinance should have development review of commercial properties

Joe Plankis:

- We are already doing corridor studies (Oak Ridge and Grassy Branch/Carey)
- Ongoing project

Terree Bergman:

- That means corridor studies for SR 32 and US 31

Jack Bonham:

- Describe subdivision control ordinance, development plan review, design review, and design manual

Terree Bergman:

- The subdivision control ordinance give standards on how to divide land
- Required by state law
- Randall Arendt stuff would be in this ordinance
- Planning commission has ultimate authority over subdivisions, not the legislative body

Jack Bonham:

- We would need to change the subdivision control ordinance to fit the plan?

Terree Bergman:

- Yes
- An example of an issue the subdivision control ordinance would regulate is limiting the back of houses to the primary streets
- Some ordinances make it impossible to implement the plan
- Development plan review is used for individual sites
- Design review specifies the architectural standards, and the design manual shows what those standards are

Jack Bonham:

- So the design manual would regulate building materials and garage placement?

Terree Bergman:

- You can do it that way
- Put the minimum standard in your zoning ordinance
- Design manual adds to it
- Add a statement that development would need to be consistent with the design manual

Greg Dale:

- It is up to the community to figure out how detailed their ordinances should be
- Example is garages: you can regulate them in the zoning code or use a design manual to create flexibility
- You can have a complicated comprehensive code or a more flexible one

Jack Bonham:

- How do we prevent the butt ugly subdivision that may meet the minimum standards in the zoning code?

Terree Bergman:

- The design manual will prevent the ugliness
- Adopt the manual in by reference in your code
- You still have a hook that way

Jen Smith:

- State that a design manual should be added by reference in the code
- This chapter is difficult to understand and ambiguous
- Keep the headings used in the implementation tool section of the land use section in the chart

Bob Horkay:

- Who does design review?
- Plan commission, staff, combination?

Greg Dale:

- The national trend it to push the design review to the staff level
- Better tools help execute administrative functions at the staff level

Jack Bonham:

- Is there enough definition so staff can administer it?

Greg Dale:

- Better tools provide protection to the advisory and elected officials
- They need to be comfortable that the regulations are clear enough so staff can administrate them

Consultants will provide examples of design manuals to the steering committee

Greg Dale:

- Manual with plan?

Terree Bergman:

- I wouldn't recommend that

Greg Dale:

- We can't spell out specific regulations in this plan
- We don't want to lock you in
- We will add some further clarification to what these regulatory tools are
- We will show how to use them once they are adopted

Gloria del Greco:

- Development manual will show developers what the town expects

Jerry Rosenberger:

- Design manuals give the policies and standards of what is required
- Example sewer and water manual
- Any changes in the standards in the manual are approved by town council
- New ideas are adopted by the council

Jim Kent:

- How do we get permitting to be faster like adjacent municipalities?

Greg Dale:

- You write regulations to do that

Jerry Rosenberger:

- Once you have regulations everyone excepts, staff can administrate them
- Permitting goes quicker that way

Tom Higgins:

- **Our development plan review is cumbersome**

Terree Bergman:

- The Consultants writing the ordinances will help to streamline the process
- Some additional verbage is needed to explain tools

Jen Smith:

- I thought transfer and purchase of development rights were not allowed by state law?

Terree Bergman:

- It is a tool that can be used
- It is my opinion that it is not illegal to do it in IN
- I listed all available tools in this section

Jen Smith:

- There was no directive of the steering committee to do this, take out

The transfer and purchase development section will be taken out

Bob Horkay:

- Format to Greg
- Transfer in word instead of PDF
- CD's to distribute so we can work on that

Greg Dale:

- We will see what we can do about that.